

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

Project Name [Number]	Julian Branch Library 1046	Current Square Footage	1,270
Applicant	San Diego, County of	Project Square Footage	9,573
Operating Library Jurisdiction	San Diego County Library	Service Area Population:	6,193
Project Type	New Library	Anticipated Construction Start Date:	3/10/2003
Project Priority	1st	Total Project Amount	\$3,898,745
Joint Use Type	Joint Venture	State Grant Amount	\$2,490,634
Multipurpose?	NO		
Leased Site:	NO		

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
Needs of urban and rural areas:		[see map]
Population growth:		154%
Financial capacity of applicant to open and maintain operation of the library (new libraries only):		Yes
Age and condition of existing library:	Poor Condition (= Very Good)	
Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:	Very Good	
Plan of Service integrates appropriate electronic technology:	Outstanding	
Appropriateness of proposed site for the proposed project:	Very Good	
Overall Rating:		Very Good

Summary of Review Panel Comments

Population Growth 154.1%

Age and Condition The library was built in 1888 and was renovated in 1971. The current library is housed in a converted one-room 1888 school house with an historic designation, precluding major renovation. Major deficiencies of the existing library: inadequate HVAC (window units) causing closure of the library when internal temperatures exceed 90 degrees in the summer; non-compliance with ADA and seismic codes; inadequate acoustical control; inadequate space flexibility; and the slope of site precludes access except by automobile. Based on visual record (video), lighting appears to be adequate.

Needs of residents/response of proposed project to needs The needs assessment process included a broad range of methods for gathering community input, including key informant interviews, written surveys, focus groups and "town hall" meetings. Key government and community organizations were identified and included in the process. Analysis of demographic data leads to logical library service needs conclusions. The needs assessment process included all residents, but paid particular attention to the needs of K-12 students.

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The plan of service is well written. Needs identified include a larger facility, which will be the educational, recreational resource in the community. The collection needs, including local history of the Gold Rush era community, the school homework center support, computer skills training for the entire community, Internet access, space needs, are all addressed. The Mission Statement is that of the County Library, however, goals, objectives and service indicators are specific to needs identified in the Julian community. The joint venture project - The Homework Center, will be open during all open library hours. This is a 1st priority branch facility project (CIP) for San Diego County Library.

The building program does not adequately implement the needs assessment. The general requirement section includes very little about telecommunication needs. The needs assessment emphasizes the Homework Center, but almost nothing is included about it in the building program. The 12 PCs mentioned for homework center are mentioned in conjunction with and divided among other spaces, and only 9 were located. Shelving is not included in the master list of furnishings and equipment. A separate shelving appendix is included, but it doesn't specify quantity needed -- only capacities of various shelving types. Also, shelving is not included in the individual space descriptions, leaving the designer to attempt to interpret what type and height of shelving the applicant requires in each area.

The conceptual plans follow most of the requirements of the building program, with the exception of the reference area which appears to be divided and located in more than one area in the building. Programmed square footage is not shown on the floor plan, requiring the reader to cross reference the building program to verify the plan. Actual square footage is given only for major divisions, not for individual spaces. The building program called for approximately 17% non-assignable square footage, but the floor plan shows approximately 7%.

Joint use agreement: Homework Center The agreement indicates that the school district is donating the land for the library, will provide funds toward the opening day collection, and "may" transfer the school library collection to the new library. The county will provide all other funding required to staff and operate the completed facility. The agreement indicates only that the school district "may" provide staffing but that it will be "subject to a mutual written agreement of both the School District and the County based upon adjustment of costs and related policies." This agreement does not represent a partnership between the two parties.

Plan of Service Integrates Appropriate Technology The implementation of electronic technology is stressed throughout the planning documents and is of significant importance to this isolated community. Specific technology uses include: Internet access; access to the county library's database subscriptions for students and general clientele; software applications for use by students in completing homework assignments; a homework center with 12 PCs. The plan of service responded appropriately by providing a homework center with both print and electronic reference sources.

Appropriateness of Proposed Site The proposed site is located on property that has been donated by the school district, and it is adjacent to three of the community's five public schools. It's centrally located in the service area and is surrounded by both residential and retail areas, and is located in close proximity to the two major arterial routes in the area. There is a rural route bus stop within 1/4 mile of the site. Community master planning discourages the development of sidewalks because of the desire to maintain the rural character of the community. The shared parking agreement provides a maximum of 33 spaces, but the application documentation indicates that 63 spaces are provided by the agreement. The site size is adequate and shouldn't present design or siting problems.

Financial Capacity The applicant has committed to the on-going operation of the completed library.